

23 Holm Court Twycross Road

Godalming GU7 2QT

Asking Price: £295,000 Leasehold - Share of Freehold

Emery& Orchard
ESTATE AGENTS

- Newly Refurbished - No Onward Chain
- 999 Year Lease from 28/02/2010 plus Share of Freehold
- Easy Reach of Town centre & Main Line Station
- Security Entryphone System
- Living Room/Dining with balcony
- Kitchen
- Two Bedrooms & Bathroom
- Double Glazing & Gas Central Heating
- Private Undercover Parking
- 999 yr Lease from 1/3/2010 plus Share of Freehold



A newly fully refurbished two bedroom purpose built flat with balcony forming part of this popular low level development in a favoured location having easy access to the town, station and A3.

Emery& Orchard
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TWENTIETH-CENTURY
BOVRIL








2 YEARS FREE
AEG


BOSCH
PAUL
HOLLYWOOD









Godalming Main Line Station – 1.1 mile (Waterloo approx. 45 mins)

Godalming Town centre – 1.1 miles

Junior School – 0.9 mile

Secondary School – 1.1 miles - Doctors – 0.7 miles Dentist – 0.5 miles

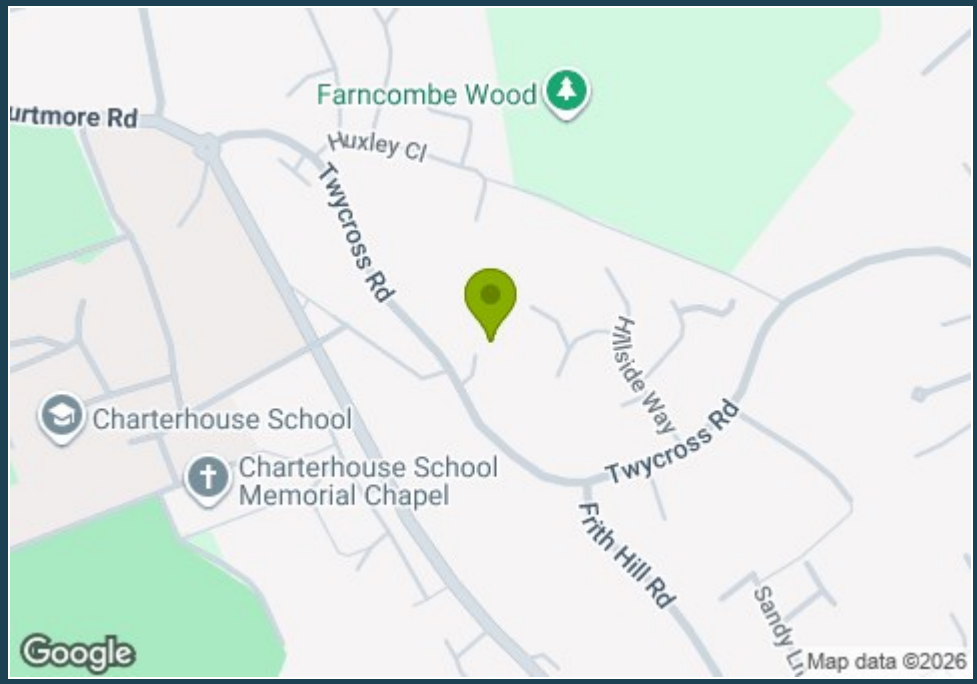
A3 – miles 2.2 miles M25 – 14.7 miles M3 – 13.4 miles

Energy Efficiency Rating TBC

Council Tax Band – D Payable £TBC

999 Year Lease from 28/02/2010 plus Share of Freehold

Maintenance Charge £1852.50 (2024/25)





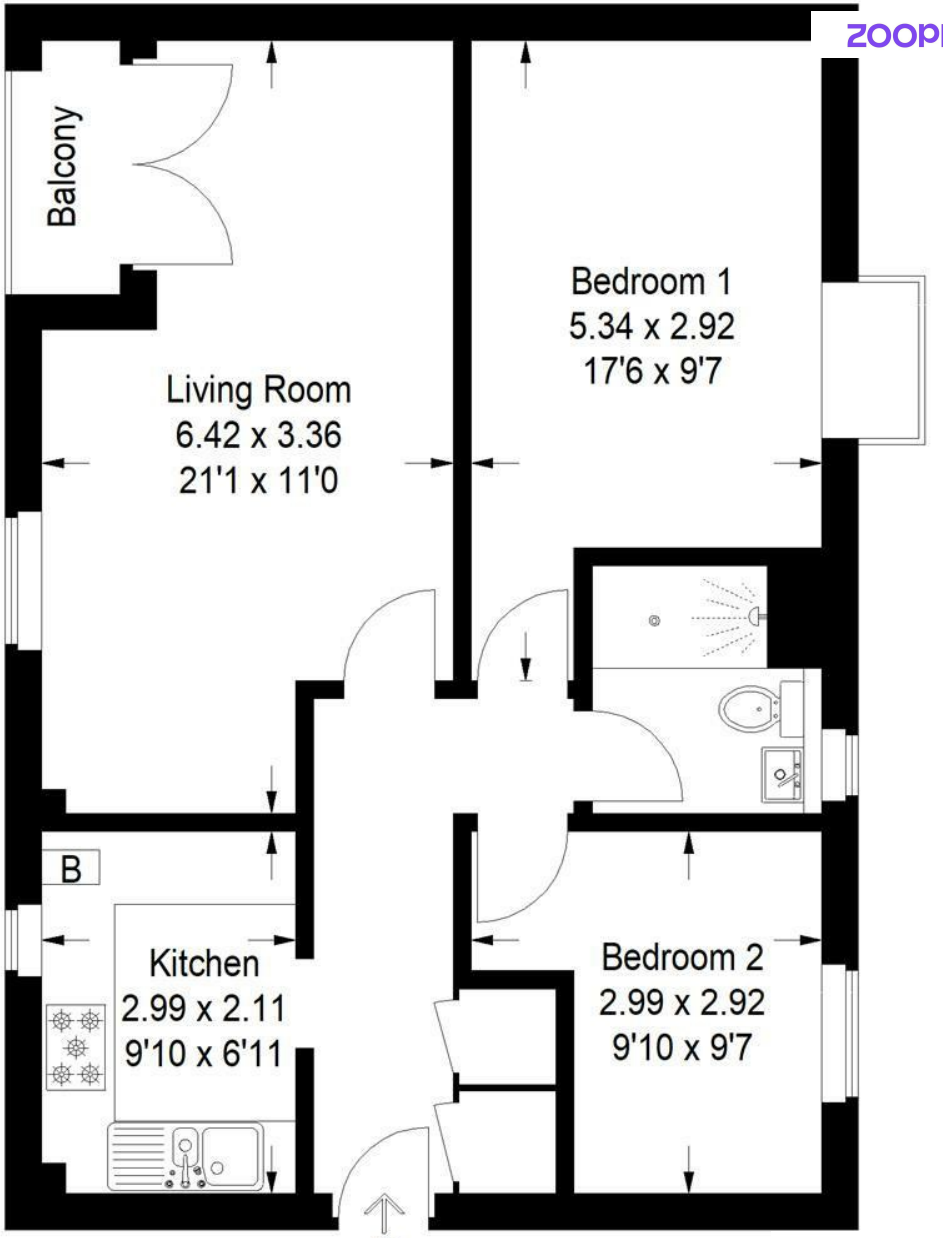
Directions: BOX 417 - H3 From our office in the High Street proceed down Bridge Street, across the mini roundabout into Bridge Road. Continue to the end of Bridge Road and at the roundabout turn left into Chalk Road. Continue along Chalk Road, passing under the railway bridge and continuing on into Charterhouse Road. Continue along Charterhouse Road and passing under the next bridge take the first turning on your right hand side into Twycross Road. Holm Court will then be found after a short distance on your right hand side and Number 23 will be found in the first block.

Twycross Road, Godalming

APPROX. GROSS
INTERNAL FLOOR AREA
644 SQFT / 59.8 SQM



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor

Emery & Orchard
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rightmove
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naea | propertymark PROTECTED
The Property Ombudsman

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.